150 HOUSES FOR SALE

P. R. BROWN

& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

TRIPLEX

COR. COOK STREET AND VISTA HEIGHTS

High location and convenient to bus, shopping and schools. Revenue at present $175 per month, plus owner's suite which is unfinished. HW floors thru-out. Oil-O-Matic heat. Price as is with terms $17,000

Please phone A. M. Millar, phone EV 5-3435 or GR 7-1027.

Exclusive OAK BAY

Drive by 866 Monterey
View Appointment Only

Spacious 5-rm stucco bungalow full cut hardwood floors, entrance hall and thru hall. Lovely LR, fireplace. French door into full dining rm, elec cab kit, dining space. Full cement bsmt, hot air piped auto oil heating, separate garage. PRICE $12,950

To view, terms, etc., please call Mr. Houston, EV 5-3435, Res. EV 5-6476.

MT. TOLMIE

Close to proposed new shopping centre. Cor. Shelbourne and Cedar Hill Crossroad. Brand-new stucco bungalow has LR, DR, 3 bedrms, 4-pce bath and kitchen. Basement. Oil-O-Matic heat. HW floors thru-out and insulated. FULL PRICE, TERMS $12,750

Please phone A. M. Millar, EV 5-3435, Res. GR 7-1027.

FAIRFIELD RANCHER

9 YEARS OLD
5 ROOMS CORNER LOT
ATTACHED GARAGE
AUTO OIL HEAT
VERY ANXIOUS TO SELL ONLY
$11,950

Phone R. E. Hills, EV 5-3435; res. EV 3-6918

OWNER TRANSFERRED MUST SELL!

Compact 2-bedroom bungalow, situated close to new elementary school, nice living room, large kitchen with good dining area, full concrete basement with extra room fitted with storage closets. Auto oil heat, large lot. Bulbs, shade trees, excellent value here. FULL PRICE $9950

TERMS. To view call Mr. Clements, EV 4-8457 or office, EV 5-3435.

SPLIT LEVEL TUDOR STYLE

MUST BE SOLD QUICKLY
PRICE DRASTICALLY REDUCED
LOT SIZE 56X135
AGE 10 YEARS TITLE CLEAR
TAXES $143.07 4½ ROOMS
LR 12X15 WITH FIREPLACE
2 BEDRMS, LARGE ELECTRIC KITCHEN WITH DINING SPACE
3-PCE. BATH. AUTOMATIC OIL HEAT. ELECTRIC DOMESTIC HOT WATER. LAUNDRY TUBS. BASEMENT GARAGE. NOW $9350

Please phone R. E. Hills, EV 5-3435 Res. EV 3-6918.

CLOSE-IN LOCATION

Here is a spotless 2-bedroom bungalow situated within the city limits comprising LR 12x18 with FP, lge cab kit and utility room. This is a no bsmt home with an automatic gas floor furnace. The property is all fenced, in lawn and with many fruit and berry trees. This is a wonderful value for only $8400

Make an appointment right now to see this by phoning either Ross Weber, EV 5-5433; or A. Marion, EV 2-0697 or office EV 5-3435.

LANGFORD

Excellent small home, 2 bedrms, LR, 3-pce bathrm, with lge kit, wired for electric range, good flooring, separate garage with workshop. Extra lot included. Good value, nice fruit trees. PRICE $6500

$2,500 DOWN. For information phone R. Weber, EV 5-5433 or A. Marion, EV 2-0697 or office EV 5-3435.

A REAL BUY!

ONLY $1000 DOWN

1 BEDRM, LR AND KIT
LGE LOT—SEP GARAGE
SPOTLESS CONDITION
TAXES $63.78.
PRICE $4700

Please phone Ross Weber, EV 5-5433 or EV 5-3435

OBED AVE.

$1000 DOWN

4 rooms, separate garage, taxes $72, pay $40 per month on balance at 6%. FULL PRICE $3790

CAREY ROAD

$1700 DOWN

Very clean 4-room bungalow with full cement basement, high location, good view. Pay $75 per mo. FULL PRICE $7490

INVERNESS

$1500 DOWN

6 rooms, full cement basement. Lot 99x150. Taxes $140. Double garage. Fruit trees. Pay $65 mo. FULL PRICE $7500

For further information on these 3 wonderful buys, call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

TAKE YOURS AT $1500

THREE SMART LITTLE HOMES—PRICED RIGHT TO SELL—Each with 2 good-sized bedrooms, smart kitchen, living rooms with fireplaces. DON'T LET THE PRICE RANGE FOOL YOU—THESE ARE GOOD. Priced from $7,000 to $8,000 at only $1,500 down. INVESTORS—THESE WILL RENT WELL. Please call B. CARTWRIGHT EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

"SEVEN OAKS"

Neat little stucco bungalow of 4 rooms with 2 bedrooms and large kitchen. Ideal for small family or retired folks, having large lot all in nice garden and situated close to R.C. school in North Douglas. Offers on the full price of $4,750. Possibility of good terms as this must be sold, so see this right away by calling TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

DUPLEX

Attractive, brand-new, N.H.A., side-by-side duplex, corner of Parklands and Admirals; kitchen, living room, dining room, 2 bedrooms, basement with drive-in garage, automatic oil; Patterson built. Low down payment. EV 2-2521; Res., EV 4-7826.

150 HOUSES FOR SALE

BOORMAN'S

3237 BELLEVUE
Open For Inspection
Sat., Feb. 7
2-5 p.m. and 7-9 p.m.

See picture on Financial Page. Fri. Times and Saturday Colonist

NEEDS DECORATING OUTSIDE

But the inside is perfect. Beautiful light floors, new modern fireplace, wired for electric range and other features make the living area supreme. Three nice rooms and large hallway down with three good rooms and bathroom up. Full basement with sawdust hot-air furnace piped. Full price (terms) $6900

W. I. Boorman, res. EV 4-0434

CITY $2000 DOWN

An older type family home situated on a quiet street, just off Oak Bay Ave. Three large rooms, plus laundry, storage room and 3-pce bathroom on main floor plus three rooms and plumbing on second floor make it ideal for duplexing. Monthly mortgage payments approx. $75. 1958 net taxes $85.64. Price, oil range and heater included $7550

J. S. Boorman, res. EV 2-5036

DUPLEX

A good home for owner plus monthly revenue of $68. Each suite has separate front entrance, is completely self contained and in beautiful condition. New wiring. Separate meters. Close to bus. A real bargain at full price of (terms) $10,950

C. Kelly, EV 3-7124; res. EV 3-4964.
F. Long, EV 3-7134; res. EV 2-2516.

4½ ROOMS

OPEN VIEW

ONE YEAR OLD and better than a new home due to excellent care and many extras added. 2-bedroom stucco bungalow with landscaped grounds, in a new home area on 3½-mile circle. Fully insulated, HW floors, spacious LR with FP, full basement with auto heat and garage. Truly worth your early inspection. Terms. Full asking price $11,500

T. Smith, res. EV 4-7335

$2200 DOWN NEW NHA

3 BEDROOMS

Completed March 31. Situated one block from the water in the desirable Gorge Park district. Thru hall plan, full bsmt. Oil heat. Drive in garage. Choose your own fixtures and color scheme. $88.50 per mo. incl. taxes. Full price $13,500

Geo. Haney, res. EV 2-2386

OAK BAY

Situated on a boulevarded street of fine homes close to the Uplands, where the local improvement taxes have been paid for and the present taxes are reasonable. Featuring nice-size LR with FP, DR, two good-size Bedrms and den. Electric kitchen, full cement bsmt. Oil-O-Matic heating. $16,750 lovely lot. Price

R. F. Harris, Res. GR 7-2998.

OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.

611 FORT ST. EV 3-7124

HEISTERMAN

OAK BAY AVE.

Handy location, close to the Tennis Club. Just 10 years old, home has 2 bedrooms, living room, bath and cabinet kitchen, full high basement all finished with another good room. New package oil heating system, nice garden all fenced, with patio and outdoor fireplace. Good 5½% mortgage. Full price $10,800

Mr. Hamilton, EV 3-4161; Eves. GR 7-1555

OAK BAY 3 BEDROOMS PLUS

Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room 3 bedrooms, cabinet kitchen and four-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat $14,200

Mr. Blannin, EV 3-4161; Eves EV 5-1195.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

DAINTY 'TOM THUMB'

A genuine 'TOM THUMB' cottage of 3 rooms, snug, situated in a "RICH SOIL", semi-rural location ideal as a RETIREMENT HOME or as a RENTAL INVESTMENT. Full price only $5,500. Financing available. Call ETHEL HARVEY for arrangements to see it. Call EV 5-4367 or EV 5-6741 now. Northwestern Securities of Victoria Ltd.

"CLOSE-IN" DUPLEX

2-SUITE HOME in fresh condition. The location is close to shopping, schools and bus. One 3-room, 4-bedroom suite and one 4-room, 2-bedroom suite, earning $140 per month. Extra lot included in full price of $14,500

Call ETHEL HARVEY, EV 5-6741 or EV 3-4368. Northwestern Securities of Victoria Ltd.

LITTLE DANDY!

Clean, clean, 3-room stucco bungalow. Full basement. Close-in location. Snap this one up, it is good value at $5,500. Phone Mr. Stretch, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

ROCKLAND AREA: 2-YEAR-OLD 3-bedroom, full-basement bungalow, 1,340 sq. ft., quiet street, near schools. Possession middle of March $17,000. EV 2-6772

ONLY 2 YEARS YOUNG, MODERN 3-bedroom house for sale by owner. If interested phone to GR 9-3087.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins you local agents. GR 8-1720 Langford.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

EXCLUSIVE OAK BAY

$1500 DOWN
$70 PER MON.

Located on a quiet street close to bus and stores. Thru hall, large living room with arch into dining room, cabinet kitchen with dining area. 3-pc bathroom and two large bedrooms. Full basement with hot-air furnace and automatic gas hot water. A perfect home for a person with an eye for economy. The full price is only $8980

Call J. Moore, EV 2-3646 or office EV 5-8704

CALLED HOME

has made this lovely 3-bedrm home available. Good-sized living room with natural brick fireplace, raised hearth, large family kitchen and dining area. Good-sized bedrooms throughout. Separate garage. Landscaped with view of mountains. Close to schools and bus. Very reasonable down payment. Full price $10,150

Call Ken Jensen, EV 5-8704 or 45M Keating

SAVE APPROX. $2000

Owner sacrifices $1,000 off replacement cost and you can get a further discount on paying off a small mortgage. Was $16,500, now only ..... $15,500 and balance at $83 P.I. and taxes. Full basement suite with bath, rents for $60 per month. Where can you do better? Approx. 1,350 sq. ft. of lovely home, well constructed and in A-1 condition throughout. Located on beautiful large landscaped lot, close-in. Contains 2 master bedrooms, LR, DR, 4-pc bath, de luxe kitchen with nook. Too many extra features to list. You must see this tremendous value to appreciate it and financially you can't miss on a deal like this. Why not phone NOW. J. Mann, EV 5-3857 or office EV 5-8704 to view anytime.

Lovely View Plus

amazing value offered in this cute and cosy two-bedroom bungalow, situated on one acre of land in the country. Close to schools. Easy terms can be arranged. Priced at only $8900

Call Ken Jensen EV 5-8704 or Bernie Walz GR 9-6638

Exclusive $2200 Down New NHA

1. LOVELY 3-BEDROOM HOME, FULL BSMT, PLANTER INSIDE, BRICK-TO-CEILING FIREPLACE, OIL-O-MATIC HEAT, ONE ROOM ALL MAHOGANY WALLS. NEW SUBDIVISION. FULL PRICE $13,800

Exclusive $2000 Down Brand New

2. 3 BEDROOMS, FULL BSMT, DRIVE-IN GARAGE, OIL-O-MATIC HEAT. MANY LOVELY FEATURES. LOCATED IN NEW SUBDIVISION.

Exclusive $2000 Down Brand New NHA

3. VERY CLOSE IN. SEE THIS LOVELY 2-BEDRM, FULL-BSMT HOME. CLOSE TO ALL CONVENIENCES. FEATURING OIL HEAT. VANITY AND VALANCES. ON SEWER AND SIDEWALKS. FULL PRICE $13,600

HURRY ON ALL THREE ABOVE! THEY JUST CAN'T LAST.

Call Len Wardle, GR 7-3348, or Lew Moillet, GR 9-2620; office, EV 5-8704.

NEW

3 More Weeks and You Can Have It!

Yes, for $2,500 cash down, this 2-bedrm, living room with fireplace, combination dining room and kitchen, a 4-pc bathroom, full bsmt, automatic oil heat, drive-in garage. Very nice lot, close to school, bus and shopping. Full price $10,500

Ask to view this

D. Dowsley, EV 5-2593; C. Sinden, EV 3-0395; office EV 5-8704.

HAPPY VALLEY REDUCED

To close estate. Immediate possession on this nice family home nestled on a landscaped treed lot of over 1 acre. Home is immaculate with good-sized kitchen, fireplace in living room, new oil range. Now only $8900

EASY DOWN PAYMENT
Call Ken Jensen, EV 5-8704 or Bernie Walz at GR 9-6638.

PORTAGE - ADMIRALS

Terrific value is offered in this lovely home, consisting of approx 1,450 sq. ft., situated on 2 lots to give you spacious living. Kit, dining and living rooms overlook a tastefully landscaped front lawn, to give a very nice water view. Large bedrooms have ample closet space. Large bathroom has 4-piece Pembroke bath with vanity and dressing table. Full basement has rumpus room and a self-contained suite, also workshop area. You can also exit from the basement to a lovely, large back yard which has room for garden and fruit trees. Breezeway attaches a 2-car garage to add width to this home. Priced at only $16,800

Terms available. Call Ken Jenson or Bernie Walz at EV 5-8704 or GR 9-6638.

Seaside Acreage

In our opinion this really something—we'd like your opinion. Ask to view this approx. 2 acre piece of wooded land with 188 ft. of shore, wooded, and bounded by 2 paved roads, and you will agree it is worth the price asked.

Salesman C. Sinden, EV 3-0395
Salesman D. Dowsley, EV 5-2593
EV 5-8704 office.

A PERFECT FIT FOR SCHOOL CHILDREN

$14,500

1. Spacious living room with sandstone fireplace and built-in book shelves.
2. Guest size dining room off the large cabinet kitchen.
3. Three good size bedrooms on main floor plus two finished rooms and extra plumbing in the basement.
4. Located in the popular University district on a no-through street with all conveniences at hand. Call anytime to view EV 5-6741.

MAURICE N. SMITH
of Northwestern Securities of Victoria Ltd.

$12,950. NEAR FOUL BAY RD. and south of Oak Bay. Charming 8-year-old bungalow with full basement and brand-new oil furnace. Wonderful condition (extra good). Owner moving to Vermont as soon as possible. S. Hargrave Realtor. EV 4-9827 anytime.

GORDON HEAD SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 1688.

5-ROOM BUNGALOW, RUMPUS room, garage. Oil-O-Matic, heat, nice corner Fairfield, owner, $13,000 net. EV 3-0327.

150 HOUSES FOR SALE

Ker & Stephenson

Ltd.

OAK BAY

EXCELLENT VALUE

Situated north of the Avenue this well kept, attractive stucco bungalow should definitely be on your "must see" list. Through hall to large living room, guest size dining room, three nice bedrooms, excellent kitchen, utility room. Full bright basement. Oil heating. Splendid garden. DON'T MISS THIS OPPORTUNITY!

Exclusive Listing.

Please call EV 5-3411 and ask for Mr. Wagner, Mr. Ford or Mr. Speed

GOWARD RD.

$4200

Two large lots, 1.84 acres partially cleared, with small house, good well and electric pump. For further information call Mr. Lemmon at EV 5-3411 anytime.

OAK BAY BUNGALOW

NEAR GOLF LINKS

LARGE LIVING ROOM WITH FIREPLACE AND UNIQUE DINING AREA WITH OAK FLOORS. TWO SPLENDID BEDROOMS. PEMBROKE BATHROOM. ELECTRIC KITCHEN AND UTILITY ROOM. AUTOMATIC HEAT. COPPER PIPE AND LOVELY SMALL GARDEN. A VERY ATTRACTIVE INSULATED 12-YR-OLD COTTAGE IN SPLENDID CONDITION INSIDE AND OUT. QUICK POSSESSION. PRICE $11,900

EV 5-3411 E. J. Fatt EV 3-6536

GLANFORD FOR ONLY $11,850

You can own this attractive 2½-year-old bungalow with every convenience for comfortable living. This well-kept home has a lovely "L" shaped living and dining room with fireplace, two bedrooms, cab kitchen, 4-pce bathroom, full cement basement with recreation room almost completed. Oil heat and drive-in garage.

For further information call Mr. Lemmon at EV 5-3411 anytime.

Tattersall Drive Area

Very smart 6-room split-level home in secluded area. Living room, dining room, 3 bedrooms, cabinet kitchen. Drive-in garage. Oil HA heating. Ready to move in. A VERY ATTRACTIVE HOME! Full price $13,500

Down payment $3,000.

To inspect please phone BERT DAYKIN

EV 5-3411 EV 2-0255

TWO "Multiple Listings"

No. 1 SEAFRONTAGE
PRIVATE BEACH
LOT 100x300
12 YEARS OLD
STUCCO
2 BEDRMS, PORCH
BASEMENT, OIL HEAT
DRIVE-IN GARAGE
ONLY $21,000

No. 2 CADBORO BAY
$3,950 CASH
STUCCO—3 YEARS
6 ROOMS
3 BEDROOMS
FULL BASEMENT
AUTO OIL
COLORED BATH FIXTURES
BIG LOT
$9,000 MTGE, 5½%
PRICE $14,950

EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

OAK BAY EXCLUSIVE

Spacious two-bedroom, full basement home in first-class shape, package oil heat. Ideal retirement home on a quiet street near Uplands Golf Course. Full price $16,500

J. H. Ford, W. E. Speed, Larry Wagner at EV 5-3411 anytime.

SEAFRONT OAK BAY

5-room suite, 2 yrs old, 24' LR-DR, oak floors. Two 16' bedrooms. Elec kitchen, range, frig, tile bath, carport. Storage room. Price $18,500

Monthly payment, including taxes, upkeep, heating, $45. Please contact

EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

KER & STEPHENSON LTD.

Member Multiple Listing Bureau
909 GOVERNMENT STREET

FAIRFIELD REALTY

335 COOK STREET

LARGE AND SPACIOUS

Family home on Linden Ave. close to Dallas Rd and beach. Just an ideal area to raise your family. Close to schools, park, beach. This large home has very large living and dining room with fireplace. Den with fireplace, kitchen with pantry, 4 bedrooms plus 2 extra rooms. Full basement. Oil-O-Matic heating, attached garage. This very fine old home has been reduced from $12,000 to $10,950

For quick sale. Terms are very easy to call now. I'll show it to you. Len LeDoux, EV 5-9765 anytime.

SIDE-BY-SIDE STUCCO DUPLEX 7 YEARS OLD

Each side completely self-contained, tenants pay own heat, light, water. Electric range and new modern fridge in each side. Modern Pembroke bath. Terms, $2,000 down, $90 per month. Price $12,900

Each side rents $70 per month. Exclusive.

Call Len Ledoux, EV 5-9765.

LANGFORD LAKE WATERfrontage. Leigh Rd. Two-bedroom bungalow, large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now. $8,250. Terms ½ cash. EV 3-4011 days, GR 7-1135 eves and Sunday.

MARIGOLD
4-room cosy bungalow, electrically heated, well insulated, lovely fireplace, fine for couple, on 3 lots. Price between $7,000 and $8,000, medium down payment might be accepted. Mr. Bennett at F. N. Cabeldu Ltd., 1212 Broad, EV 3-7174.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.

ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

NEAR SCHOOL Frank Hobbs

This stucco and rustic siding bungalow has 3 bedrooms, L-shaped DR and LR with Roman brick FP, beautiful kitchen with a view of large, fenced lawn, extending into the forest behind. Perimeter oil heat, carport and storage room complete the picture of a charming and well-kept home. NHA mortge $8,100, $68 PIT. Offers on DP considered. FOR QUICK ACTION $12,750

MR. LOVE, EV 4-8124; res., EV 4-6056.

OAK BAY

Brand new bungalow, 12x19 living room with fireplace. All hardwood floors. Large cabinet kitchen, wired, nook, two bedrooms, three-piece bathroom. Automatic oil heat. Insulated. $1,500 down and $75 month handles. Full price only $10,500

W. WOODLEY, EV 4-8124; res., EV 4-3916.

Exclusive Listing BEACH DRIVE

2 Minutes Golf Club
MAGNIFICENT SEA AND MOUNTAIN VIEW
LARGE LR, LARGE DR, DEN, Sun-ROOM, 3 BEDRMS, 2 BATHROOMS, H.W. OIL HEATING

Price $30,000

Further information phone MR. HEPBURN, EV 4-8124; res., EV 3-7039 eves.

DUPLEX SIDE-BY-SIDE $12,950

Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lock-up garages. Rent $70 each. OWNER PAYS TAXES, $160, and water ONLY. Immaculate condition throughout.

EXCLUSIVE LISTING

D. E. WILKINSON, EV 4-8124; res., Sidney 652.

BRENTWOOD WATERFRONT DUPLEX

Delightfully situated with own boat wharf, this property can be retained in its present form as a well-planned duplex or can be converted easily to a most attractive 2 or 3-bedroom waterfront home. Price, with terms $18,900

To view, please phone EV 4-8124; MR. SIMPSON; res. EV 5-7369.

ESQUIMALT

Near Saxe Point, this quality-built home in a choice location will suit the discriminating buyer. It features thru hall, large LR with corner fireplace, dining area, lovely electric kitchen, three good bedrooms, 4-pce bath. Extra room with 2-pce bath down. Plan to see the other extras. There will be real pride of ownership here. Quality workmanship throughout $17,900

E. K. LANE, EV 4-8124; Res EV 2-5592

2-BEDROOM HOME IN OAK BAY

Ideal for a retired couple. On a quiet street in Oak Bay just off Beach Drive, two bedrooms, living room with extra paneled room in basemtn. Oil heat, hardwood floors. Beautifully kept inside and out, with well laid out back garden secluded from the street. Price $16,800

DOROTHY KIRKPATRICK, EV 4-8124; Res Keating 68X.

BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

Park View—4 Suites GROSS $4188 P.A.

$20,000 was spent completely modernizing this home into four de luxe suites each with view over Beacon Hill Park. Having living room, bedroom, modern electric kitchen and Pembroke bath. Automatic oil heating and laundry facilities, storage lockers, etc. Very desirable property within walking distance of town. Large lot with room for expansion. Full price $36,000

For further information, phone MRS. SHIRLEY, EV 4-8124; res. EV 4-8485, eves.

THE ROYAL TRUST CO.

Excellent buy. Four-room stucco bungalow. Eight years old. Full basement. Hot-air furnace. Drive-in garage. Consisting of through hall, living room, modern kitchen, 2 bedrooms, 4-pce bath. Only $8900

Ten Mile Point. Large 5-room stucco bungalow. Attached garage. Lot approximately 107x350. Through hall, large living room and dining room, modern kitchen, 2 bedrooms, den or extra bedroom. Electric heating. Price $14,950

A. E. Coles

The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8752

FOR YOU—NOW!

3 Bedrooms - Ideal Home
BRAND NEW

This home is in beautiful modern styling, situated in a wonderful location in a quiet cul-de-sac, yet convenient for transportation, shops and schools. Large electric cabinet kitchen, living room 14x20, dining room "L", heating Oil-O-Matic, insulated. Drive-in garage. This only needs seeing. Try your down payment of $3,000 on this de luxe home. We unhesitatingly recommend this modern home as one of exceptional desirability and value. Ring K. J. WILLIAMS, EV 5-6741 or GR 9-3718. Northwestern Securities of Victoria Ltd.

FOR SALE, OAK BAY, ON EASTdowne Rd. Has thru hall, L-shaped living rm, dining rm, large cab kitchen and utility rm, 3 bedrooms, 4-pc colored bathroom with vanity. HW floors. Full basement with drive-in garage. Oil heating. Roughed-in rumpus room with fireplace. Clear title. By owner. EV 4-1377.

FAIRFIELD GONZALES
Side-by-side duplex, oil heating, drive-in garages, near school, church, shops and bus. Price $21,000, half cash. Phone EV 2-6177 after 6 p.m. week days, anytime Saturdays and Sundays. No agents.

150 HOUSES FOR SALE

Oak Bay Realty

FOR OAK BAY HOMES

OAK BAY SOUTH 2 BLOCKS "VILLAGE"

Very attractive 5-room bungalow on small, well-kept lot. Ideal for retirement. Good living room, sun room, guest sized dining room, lovely kitchen. Two bedrooms, etc. Full basement with oil hot water heat. Priced to sell at $12,600

Call R. Reynolds, EV 5-7707, anytime

1940 FORRESTER YELLOW AND PINK

The outside colors are startling, but inside is a marvelous spacious home of 1,500 sq. ft., 30 ft. living room plus family-sized dining room, 4 bedrooms. All in immaculate condition. New Oil-O-Matic heat. Large lot with fruit trees and small greenhouse. Drive by but please do not disturb the tenants, contact me. I will arrange an inspection for you. The owner wants to sell and will give excellent terms, at $13,900

J. Mears, EV 5-7707 anytime

DUPLEX 1530 BANK ST.

Looking for a nice, clean, up-and-down duplex? Then drive by this but don't disturb tenants; they might be your tenants next week and you would not want them disturbed. Two excellent suites renting at $130 per month. Full price is only $11,500

J. Mears, EV 5-7707 anytime

NO GARDEN BEACH DRIVE

Enjoy the advantages of home ownership without the garden chores, and sit and watch the ships go by from the 23 ft. living room of this spacious self-owned apartment. There is a full-sized living-dining room, 2 twin bedrooms, completely equipped kitchen and more storage space than found in the average house. Further details of operation gladly given. $20,000 Full price $20,000

J. Mears, EV 5-7707 anytime

CEDAR HILL RD. 4 BEDROOMS

This attractive home consists of nearly 1,700 sq. ft. of modern living on one floor. Situated amongst the oaks on just over 1 acre of land, giving sea view, yet within easy reach of town. Two 4-piece bathrooms. Entrance hall. Separate dining room. Screened sun deck. High basement. Auto oil heating. Electric hot water. Separate 2-car garage. This property is highly recommended for value, and as an ideal home for children. Terms. Full price $19,950

B. J. Leverton, EV 5-7707 anytime

3 BEDROOMS

Attractive 3-yr-old 1,200 sq. ft. six-room stucco home in choice location, close to school and kindergarten. Thru hall, attractive "L" shaped living-dining room with fireplace. Smart electric kitchen with dining space. 3 good bedrooms, hardwood floors throughout. O-O-M heat. Full basement with drive-in garage. Nice fenced lot all in lawn. An appointment is as near as your phone. Full price, with terms $15,400

Call Hal Wright, EV 5-7707 anytime

RETIREMENT COMFORT AND ECONOMY

Very attractive 2-bedroom cottage in Dean Heights area. Large living room with open fireplace. Utility kitchen and eating area. This home is less than twenty years old and has a drive-in garage. The garden is most attractively landscaped. Full price $8950

For further information call R. L. Stiles, EV 5-7707 anytime.

OAK BAY SOUTH

Situated on a quiet residential street, this small and immaculate home would be ideal for a retired couple. Two bedrooms, electric kitchen, cosy living room and a small sunroom together with a full basement and small but good garden all go to insure comfortable living. The price is $7,500 with $2,000 down. If you would like more information on this tremendous value please call W. G. Curtis, phone EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 Oak Bay Ave.
2188 OAK BAY AVE.

$13,750

NEW NHA
3 BEDROOMS

Seven of these 3-bedroom homes now under construction in various districts. All offer full basements, oil heat and drive-in garages. One is now ready to move into. Also I have one just starting out high Cook Street at $13,950, a real choice location.

ESQUIMALT

NEW DE LUXE
3 BEDROOMS

Yes this is truly a de luxe better built 1,200 sq. ft. home with 3 bedrooms, a dining rm, large living rm, a sun deck off the living rm, a kitchen with dining area and an extra special bathroom. There is an extra room plus a basin and toilet in the basement. Drive-in garage with black-topped driveway. Asking price $17,900.

Many other homes now in my listings. Please let me know your needs and if I do not have the home you want I will do my best to find it for you. For further information on these or other homes please call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128 or (res., EV 3-5685).

NEW LISTINGS WILL BE VERY MUCH APPRECIATED.

Modern Waterfront Home

Stucco ranch-style home near Pat Bay Hwy., one mile south of Sidney. Living room, dining room and kitchen overlook the seafront and Gulf Island. Through hall to two large bedrooms and vanity bathroom. Fine hardwood floors, automatic hot water heat. Full basement with two-room suite or family room. Also 2-piece washroom. Attached garage with breezeway. Home and grounds in top condition. Property has 100 ft. frontage. Price $24,000

To view by appointment only, please contact

GORDON HULME LTD.
(Open Saturdays)
Sidney, B.C. Phone 120

1 BEDROOM
Bachelor wanted or a twosome. Snug stucco bungalow, basement garden and real handy to uptown. Bright, clean, low taxes. $5,500. Ivan Patrick. EV 5-6741. Res EV 3-8043. Northwestern Securities of Victoria Ltd.

150 HOUSES FOR SALE

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

NOT 1 NOT 2 "BUT 3" New 2-Bedroom Homes

YES, I have 3 new homes with full basements—all have Oil-O-Matic heating. These homes are situated in the Glanford area, and you can have almost immediate possession if needed, on any one. They are different plans built by different builders, and offer excellent features and above average finish. Can be handled with reasonable down payments and monthly payments. FULL PRICE $10,700

For the addresses or to see over these properties call Herb Hodgson, EV 2-2101; res. GR 9-2114.

GORDON HEAD SEA VIEW

This immaculate 2-year-old 3-BEDROOM home with its interesting and well-planned interior should appeal to even the most discriminating buyer. Situated on a large, fenced lot with view of the sea, it offers an UNUSUALLY ATTRACTIVE LIVING-DINING ROOM with centre fireplace and raised hearth. Smart electric kitchen. Two unique open entrances to high basement with two roughed-in areas for rumpus room and den. Patios off both entrances and Oil-O-Matic heating. Requires $8,500 (less to responsible party) to handle on firm price of only $17,500

Call Pat DeLaney, res. EV 2-4956, office EV 2-2101

GORDON HEAD

A HOME THAT'S DIFFERENT

A quality three-bedroom home with split-level planning. This should be on the top of your list of "must see" homes. The large combined living-dining area features a raised hearth fireplace against a wall of imported rosewood. The kitchen of mahogany, copper, gold splash arborite and stainless steel sink is a gem. Two double closets. There is double plumbing with one bathroom featuring peach-colored fixtures with two basins set in a black arborite vanity. The tasteful use of natural woods and wrought iron and careful planning make this a home you can be truly proud of. Full price $21,000

For appointment to view call Mr. Yells at EV 2-2101, res. EV 3-5039.

4-ROOM BUNGALOW 2 YEARS OLD Full Cement Basement

$10,200

$2300 dn., $80 per mo.

Call Art Yells, EV 2-2101, res. EV 3-5039

$1500 DOWN CEDAR HILL

Oil Hot-Water Heat

18-year-old stucco 2-bedroom home with full basement. Through hall plan with nice living room with fireplace, cabinet kitchen, lots of dining area, drive-in garage. Expensive heating system. Close to grade school. Almost immediate possession.

Call Herb Hodgson, EV 2-2101; Res. GR 9-2114.

$1750 DOWN GORGE

You couldn't begin to build this spacious (1,150 sq. ft.), modern, 2-bedroom bungalow for the price asked. Situated on a nicely landscaped lot, it consists of an attractive LR with fireplace. Family size DR, 2 bright bedrms, and modern electric kitchen with nook. Full, high basement with EXPENSIVE OIL-O-MATIC HOT WATER HEATING. IDEAL FOR NAVY AND DOCKYARD PERSONNEL! Price with good terms, only $12,950

Please call Pat De Laney, EV 2-2101, Res. EV 2-4956.

LAKE HILL

3 BEDROOMS
OIL-O-MATIC
1550 SQ. FT.

$18,700 Asked for this well-built home, amongst equal value properties, and with a large lot. Spacious entrance hall, large living room with view windows and fireplace, dining room, cabinet electric kitchen with nook, 3 good bedrooms, and a fourth can be finished. 4-pce colored bathroom fixtures, laundry room on main floor. Full high basement, drive-in garage.

For information please contact Stan Hinde, EV 2-2101 or EV 2-5790

HOMES WITH 1½ TO 3½ ACRES

No. 1—2 bedrooms, 3 years old, modern, 7 miles from city centre, 1½ acres. Full price $9,000. $2,835 down.

No. 2—10 rooms, older home needs repair, Gordon Head, 2½ acres good land. Full price $8,900. $2,900 down.

No. 3—7 rooms, older home in fine condition. Chicken house and other buildings. Fruit trees. Gordon Head, 2½ acres. Full price $12,100. $3,000 down.

No. 4—4 rooms plus. Fine home, cement basement, HW heat. Greenhouse, chicken house. Gordon Head, 2 acres of good land. Full price $13,950. Approx $6,000 down.

No. 5—6 rooms, ranch-type modern home. Auto oil. All found. 2½ acres close to Mount Douglas. Full price $16,500. Approx $10,000 down.

No. 6—6 rooms, comfortable room in basement. Very good house. Farm buildings 3.4 acres. Saanich. Full price $15,800, half down.

For information on above listings phone

HARRY HOBSON
of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828.

NOT BUILT IN

Get away from the cramped feeling of living in a row, see this 16-year-old 4½-roomed stucco bungalow on a lot 129x177. Located near the top of a hill with pleasing outlook. Setting of oaks and landscaped grounds. Thru hall, living room 14x17, with fireplace, cabinet kitchen wired. Dinette 8x15, built in buffet. Bedrooms 13x13 and 12½x15. Pembroke bath. Garage in basement, furnace, 9 fruit trees. This home could do with some redecoration but it's a real buy at only $12,900

Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd. 631 Yates St.

$1,200 IS THE DOWN PAYMENT on this 4-rm city bungalow situated in high Quadra area. There is also a utility and storage rm a workshop and separate garage. Quick possession and the full price is only $5,750 with oil range thrown in. Call Mr. Crow of Swinerton's, Phone EV 3-7181, res EV 2-0773.

BRAND NEW LANSDOWNE AREA side-by-side duplex, excellent revenue. Owner EV 4-8257.

150 HOUSES FOR SALE

RANDALL'S LIMITED

OPEN FOR INSPECTION SAT. 7TH 2-5 P.M.

1206 JUDGE PLACE

$18,900

Beautiful home, built 7 years, in a quiet country-like setting, has 1,550 sq. ft. of living space. Living room 23'x15', dining room 11'x11', thru hall, oak floors throughout, 3 large bedrooms, Pembroke bathroom, cabinet electric kitchen with lovely dining nook. Utility on main floor on sewer, full basement with auto oil heat. Attached garage with unfinished room above that could be fourth bedroom. Large lot. Good terms.

For preview, please call Mr. Sudbury, EV 4-8209, or eves GR 9-1906

ESQUIMALT 1235 PARK TERRACE

$10,800

Modern bungalow of 5 rooms in secluded setting. "L"-shaped living and dining room with fireplace, 2 nice bedrooms, Pembroke bathroom, cab elec kitchen plus utility plumbed for washer and dryer. Basement with new pkg. oil unit, double carport, low taxes. Down payment of $2,500 required.

Call Mr. Sudbury, eves. EV GR 1906

BURNSIDE EXTRA SUITE

Duplex, main floor, has three bedrooms, living room, dining room, cabinet electric kit